CITY OF VANCOUVER

REFERRAL REPORT

Report Date: November 3, 2026
Contact: Bryan Wong
Contact No.: 604-707-5420
RTS No.: 19842
VanRIMS No.: 08-2000-20
Meeting Date: November 17, 2026
Submit comments to Council

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 852-872 Seymour Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to refuse the application following the Public Hearing; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

THAT the application by Arno Matis Architecture + Urbanism Inc., on behalf of Bene (Seymour) Development Ltd., the registered owner of the lands located at 852-872 Seymour Street [*PID 031-891-187; Lot A Block 64 District Lot 541 Group 1 New Westminster District Plan EPP126206*], to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.0 to 11.0 and decrease the maximum building height from 91.4 m (300 ft.) to 49.8 m (163 ft.), to permit the development of a 15-storey hotel building containing 151 rooms and commercial space on the ground floor, be refused.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 852-872 Seymour Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for a 15-storey hotel building with 151 rooms and commercial space on the ground floor.

Section 559.02 (3) of the Vancouver Charter provides that a public hearing is not required to consider the zoning by-law amendments in this report because this proposal is consistent with all relevant official development plans including the *Vancouver Official Development Plan (ODP)*. Staff are recommending that this application be referred to a Public Hearing with the

recommendation of refusal due to the public responses received and material impact concerns raised by adjacent development. However, Council has the discretion to refer the bylaw to a Council meeting.

This application is consistent with the *ODP* but is not consistent with the *Downtown Rezoning Policy (Policy)* in several crucial aspects. While there is support for additional hotel rooms, there are issues with the form of development and potential impact on adjacent neighbouring sites.

Staff recommend refusal of the application for the following reasons:

- **Limited site frontage and insufficient tower separation** – The site has a limited site width and proposes a zero-lot line development which poses significant form of development implications. The limited frontage and context do not allow sufficient tower separation from the adjacent residential development located at 565 Smithe Street. The proposal does not achieve the minimum 18.3 m (60 ft.) tower separation intended to support privacy, daylight, sky views, and the overall livability of the residential units in the adjacent residential development. Given the constrained site configuration, achieving the required 18.3 m (60 ft.) separation would require substantial redesign to a lower height contemplated under the existing zoning.

- **Lightwell configuration** – The proposal includes a small lightwell along the north property line adjacent to the hotel development located at 848 Seymour Street. The adjoining neighboring development (also a hotel) has expressed significant concern over the impact of this proposed development. Seven hotel rooms in the neighbouring hotel development are oriented toward the proposed lightwell, and the current configuration of the lightwell does not provide adequate daylight, outlook, or solar access to the seven adjacent hotel rooms. The lightwell condition is inadequate to address these concerns. Staff's opinion is that the development should be reviewed in relation to the location and orientation of the adjacent building.

These significant form of development issues would have negative impacts on contextual fit and surrounding properties. If this project were to be approved by Council, staff's opinion is that it would create undesirable conflicts with the adjacent hotel and residential development sites.

Staff have prepared an alternate set of recommendations to accompany the CD-1 By-law in Appendix A and rezoning conditions in Appendix B, should Council consider it appropriate to approve the proposed rezoning application, notwithstanding the recommendation of the General Manager of Planning, Urban Design and Sustainability to refuse the application.

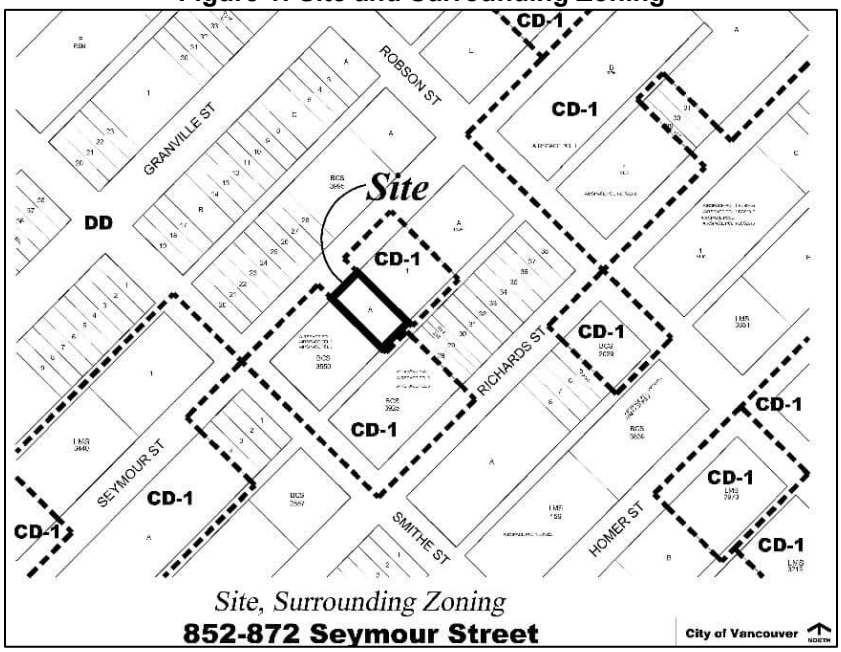
Context and Background

1. Site and Context

The subject site is zoned DD and located on the east side of Seymour Street, between Smithe and Robson Streets (Figure 1). The property consists of one parcel with a frontage of 19.0 m (62 ft.) along Seymour Street and a depth of 36.5 m (120 ft.) with a total site area of 696.4 sq. m (7,496 sq. ft.). It is developed with a two-storey commercial building built in 1926 with a municipal designated heritage protection of the principal façade and a one-storey commercial building built in 1971.

The site is located in the Downtown Central Business District (CBD) Shoulder Area, and the surrounding area is characterized by a mix of development including the Orpheum Theatre, Granville Street Entertainment District, Central Library Branch, and Robson Square. The area is undergoing significant change, the adjacent lot to the north (848 Seymour Street) is currently under construction for a 30-storey hotel building, and recent approvals include up to 43 storeys along Granville Street and 79 storeys along Georgia Street.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- ***Vancouver Official Development Plan*:** The Generalized Land Use designation is Business District, which consists of regionally significant lands for job uses, including major office, healthcare, civic, hotel, tourism, entertainment, and cultural uses in a variety of building forms, including high-rise buildings above 26 storeys. Residential uses are not permitted except in certain limited circumstances.

- ***Downtown District (DD) and Downtown Official Development Plan (DODP):*** The *Downtown District* is the regional centre of commercial development. The area contains the greatest concentration of employment space in the region. The *DODP* provides a general framework for development in the City Centre, including height, density and urban design performance. The *DODP* anticipates employment generating uses on the subject site with a maximum density of 5.0 FSR and height up to 137.2 m (450 ft.), subject to meeting urban design performance requirements, at the discretion of the Development Permit Board.

- ***Downtown Rezoning Policy (Policy)*:** The *Downtown Rezoning Policy* provides guidance for the intensification of the Downtown to address long-term demand for job space, entertainment activities, new housing opportunities and provision of public amenities. The site is located within the CBD Shoulder Area (C3) where non-residential uses are supported. Maximum building height should not exceed public view limits and achievable density is determined by urban design performance.

- **Heritage Policies:** Rezoning should not result in the demolition or severe alteration of any building on the *Vancouver Heritage Register (VHR)*. A site occupied by a protected heritage property should not be considered for a rezoning if the proposal would result in demolition, severe alteration, replacement of original building structure, removal of character-defining elements or loss of heritage value, and/or with the façade-only retention of a protected heritage property.

- ***Hotel Development Policy*:** The *Hotel Development Policy* reaffirms the importance of hotels and meeting facilities to the City's economy and encourages the consideration of opportunities for new hotel supply to achieve a net increase of 10,000 hotel rooms city-wide by 2050. This policy guides the evaluation of rezoning and development permit applications for new hotels and the expansion of existing hotels, including in the Central Business District.

Discussion

1. Proposal

The proposal is for a 15-storey hotel building containing 151 rooms and commercial space on the ground floor (Figure 2). Indoor and outdoor amenity spaces are proposed below grade, on level 2, and on the rooftop. The proposed maximum building height is 49.8 m (163 ft.) and the floor space ratio (FSR) is 11.0. Parking spaces, loading spaces, and bicycle spaces are proposed in two levels of underground parking, accessed from the lane. The proposal also maintains heritage conservation of the principal façade of the *VHR* listed Great War Veterans' Association Hall.

Figure 2: Proposed Building Looking East from Seymour Street



2. Form of Development

The *Downtown Rezoning Policy: Central Business District (CBD), CBD Shoulder, Downtown South and Granville Street Entertainment District* provides direction on the form of development for this site. Staff have assessed the proposal against the applicable policy and *City-wide Design and Development Guidelines*. The proposed form of development does not adequately address expectations related to site frontage, tower separation, daylight, solar access, and the livability of adjacent residential and hotel developments. In particular, the proposed massing and setbacks do not sufficiently respond to the site's limited frontage and the development potential and existing conditions of adjacent properties, including the required tower separation to the south and adequate solar access and daylight for the adjacent hotel rooms at 848 Seymour Street.

Key policy and urban design considerations supporting staff's non-support of the proposed form of development are summarized below (Figure 4 for Urban Design Analysis Summary).

Site Frontage and Tower Separation Requirements:

Tower separation is a foundational urban design principle for higher-density development in Vancouver and many other municipalities. It establishes a minimum standard intended to protect privacy and reduce overlook, maintain access to daylight and sky views, and support vertical living. The site has a frontage of 19.0 m (62 ft.) and a lot depth of 36.5 m (120 ft.), making it significantly narrower than typical tower development sites. While the policy does not establish a minimum site frontage requirement, mid-block sites with less than 30.1 m (99 ft.) of frontage can face significant constraints in achieving the applicable urban design and built-form objectives, particularly the minimum 18.3 m (60 ft.) tower separation.

Given the limited site frontage, the proposed form of development provides a minimum tower separation of 11.0 m (36 ft.) from the adjacent residential development. This constraint raises concerns regarding the feasibility of the current massing, as achieving the required tower separation would result in substantial redesign and further constrain the already limited development potential of the site.

Figure 3: Illustration of Site Configuration and Tower Separation



Livability and Lightwell Condition:

The proposal includes a small lightwell along the north property line, adjacent to the existing hotel development at 848 Seymour Street. At the time 848 Seymour Street was approved, the subject site was pursuing (or retaining) a Development Permit for a building of approximately seven storeys. The anticipated mid-rise development context informed the neighbouring hotel's design, including the orientation of hotel rooms and windows along this property line, which were designed in consideration of the anticipated development form on the subject site.

Seven hotel rooms at 848 Seymour Street are oriented exclusively toward the proposed lightwell. The current proposed massing and lightwell configuration on the subject site do not provide adequate daylight, outlook, or solar access to these rooms and do not adequately respond to the principles of *Section 4.1, Lightwells and Courts, City-wide Design and Development Guidelines*. The constrained lightwell and adjacent massing therefore raise fundamental livability concerns and would require significant reconsideration of the proposed form of development.

Figure 4: Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Floor area and density	Determined by urban design performance and supportable form of development	**11.0 FSR** (10.67 FSR hotel + 0.33 FSR CRU)	The proposed density must be assessed in relation to the site's limited frontage, adjacent development potential and livability impacts.	The proposed height and density may be supportable in principle; however, the current form of development does not adequately respond to applicable

Height	Not exceed public view limits	**49.8 m (163 ft.)** **15 storeys**	The proposed height, site width, and setbacks contribute to the form of development and livability concerns identified by staff.	urban design principles and guidelines, particularly with respect to tower separation, solar access, privacy, and the livability of adjacent properties.
Lot frontage	**No minimum**	**19.0 m** **(62 ft.)**	The policy does not establish a minimum site frontage requirement. However, mid-block sites with less than 99 ft. of lot frontage can face significant constraints in compliance with the urban design requirements, particularly tower separation, which can affect development feasibility.	The narrow site frontage contributes to the inability to achieve appropriate tower and building separations. The proposed form is therefore not supportable.
Tower separation	**A minimum of 18.3 m (60 ft.)** Tower separation to the adjacent residential building at 565 Smithe Street.	**11.0 m (36 ft.)** Tower separation to the adjacent residential building at 565 Smithe Street and potential future tower site to east.	The proposal does not provide the minimum 60 ft. separation intended to protect privacy, daylight, sky views and livability of the adjacent residential units at 565 Smithe Street.	Due to the limited site width, the proposed form cannot readily accommodate these separations.
Livability - lightwell condition	Provide adequate daylight and solar access to existing hotel rooms. The proposed lightwell should respond to adjacent hotel room windows and support appropriate light and livability conditions.	The proposal includes a small lightwell along the north property line adjacent to another hotel development at 848 Seymour Street; however, solar access and daylight to the seven existing hotel rooms are affected.	The proposed lightwell and adjacent massing affect the daylight, solar access, and outlook of the adjacent hotel rooms at 848 Seymour Street. The proposal should incorporate measures to ensure the livability of these rooms is maintained, consistent with the principles of *Section 4.1, Lightwells and Courts.*	The proposed lightwell condition does not provide appropriate solar access and livability for the hotel rooms at 848 Seymour Street located at this interface.

Urban Design Panel (UDP): Staff have reviewed the site-specific conditions and determined that the proposed form of development is non-compliant with the built form expectations of the

Policy and negatively impacts adjacent development and therefore a review by the Urban Design Panel was not required.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. There are currently no on-site trees or City-owned trees. Approximately 12 new on-site trees and City-owned trees are proposed. The final numbers of tress are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

Heritage: The Great War Veterans' Association Hall's front facing façade was protected by a designation by-law approved by Council in 2023 as part of a previous development permit application process (DP-2022-00412). The current rezoning application does not adversely affect the protected façade and is consistent with previously approved conservation measures.

Should Council approve the rezoning which is the subject of this report, full conservation documentation would be required at the development permit application stage, and related notices and covenants registered on title to the lands would be updated as necessary. On July 11, 2022, the Vancouver Heritage Commission (VHC) supported the previous application's conservation proposal of the façade. Given the consistency of the heritage conservation currently proposed with that previously supported, no re-review by the Heritage Commission has been sought (Minutes of the 2022 VHC meeting can be found at the following link: https://vancouver.ca/docs/council/vher20220711min.pdf).

Urban Design Summary: Staff do not support the proposed form of development. While the hotel use generally aligns with the policy intent, the proposed massing, lot frontage, solar access and tower separation do not provide a supportable form of development.

Refer to the rezoning application booklet for drawings and the Council agenda for renderings. These drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and should Council decide to approve the rezoning, final drawings are prepared for the development permit application to follow.

3. Employment Lands

There is strong interest in hotel development in Vancouver, as summarized in the Figure 5 hotel development pipeline.

Figure 5: Hotel Development Pipeline

Rezoning Under Review	Rezoning Approved	In Permitting (DP / BP)	Under Construction	Recently Completed
7 projects 1,480 rooms	13 projects 3,380 rooms	4 projects 1,060 rooms	6 projects 1,010 rooms	8 projects 540 rooms
38 projects in the pipeline 7,470+ rooms				

Source: City of Vancouver development data as of September 2026, excludes active rezoning enquiries

In 2025, as part of the updated *Hotel Development Policy*, the City established a target of 10,000 net new hotel rooms to be added to the city's supply between 2022 and 2050. This

target is aligned with Destination Vancouver's Economic Analysis of Hotel Supply report from 2023[1]. Based on just over 1,500 rooms completed or under construction and over 4,000 hotel units approved since 2022, the City is on track to achieve the established target.

Given the significant pipeline of supportable hotel projects in the city and the considerable negative impacts that the proposed hotel at 852-872 Seymour Street will have on adjacent neighbouring sites, including the 848 Seymour Street hotel development that is currently under construction in partnership with a major international operator, staff are recommending refusal of this proposal.

4. Transportation and Parking

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law.

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: https://www.shapeyourcity.ca/852-872-seymour-st-2.

In total, approximately 19 submissions were received. Comments supported the proposed hotel use and new commercial retail space. Concerns focused on the building's height and its potential impacts on neighbouring buildings, as well as construction related disruptions. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of $2,161,918 based on September 30, 2026 rates.
- **Community Amenity Contributions (CAC):** This application is subject to a fixed cash CAC of $775,219 based on the Commercial Linkage Fee, which is calculated on applicable floor area. The CAC will be allocated to support the delivery of public benefits in the Downtown and Metro Core area. Note that this application was submitted prior to September 30, 2026 and will be expected to continue with the CAC Policy in effect at the time of the application.
- **Amenity Cost Charge (ACC):** This application was submitted prior to September 30, 2026 when the initial ACC By-law came into effect, and therefore is not subject to the initial ACC By-law.

Financial Implications

If approved, this project is expected to provide a cash CAC and DCLs. See Appendix E for additional details.

[1] Destination Vancouver, Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050

Conclusion

Staff have reviewed the application to rezone 852-872 Seymour Street. While the proposal is consistent with the *Downtown Rezoning Policy* with respect to the proposed hotel use, the proposed form of development does not fully address the *Policy* and urban design expectations related to site frontage, tower separation, daylight, and solar access, particularly in relation to the livability of the adjacent developments. Given these significant form of development issues, if this project were to be approved by Council, staff's opinion is possible negative impacts and conflicts with the adjacent hotel and residential developments could ensue.

Notwithstanding the recommendation of the General Manager of Planning, Urban Design and Sustainability to refuse the application, staff are prepared to provide Council with an alternate set of recommendations to accompany the CD-1 By-law and rezoning conditions, should Council consider it appropriate to approve the proposed rezoning application.

* * * * *

APPENDIX A
852-872 SEYMOUR STREET
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement in accordance with the Vancouver Charter.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Uses

3. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

    (a) Retail Uses;

    (b) Service Uses; and

    (c) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4. All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

    (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;

    (b) neighbourhood public house;

    (c) public bike share;

    (d) restaurant; and

    (e) retail – limited food service,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

5.1. Computation of floor area must assume that the site area is 696.4 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2. The maximum floor space ratio for all uses combined is 11.0.

5.3. Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.4. Computation of floor area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage,

(iii) heating and mechanical equipment, and

(iv) other uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all storage area below base surface; and

(f) areas accessory to hotel use to a maximum of 20% of the total permitted floor area, limited to meeting rooms, conference facilities, guest recreational facilities such as fitness centres, swimming pools and locker areas, libraries, business centres and other areas that the Director of Planning considers similar to the foregoing.

5.5. The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

5.6. The Director of Planning may permit enclosed balconies to be excluded from the computation of floor space ratio, provided that the Director of Planning considers all applicable Council policies and guidelines and approves the design of any balcony enclosure, except that:

(a) the total area of all balcony and deck, and enclosed balconies exclusions may not exceed 12% of the permitted floor area; and

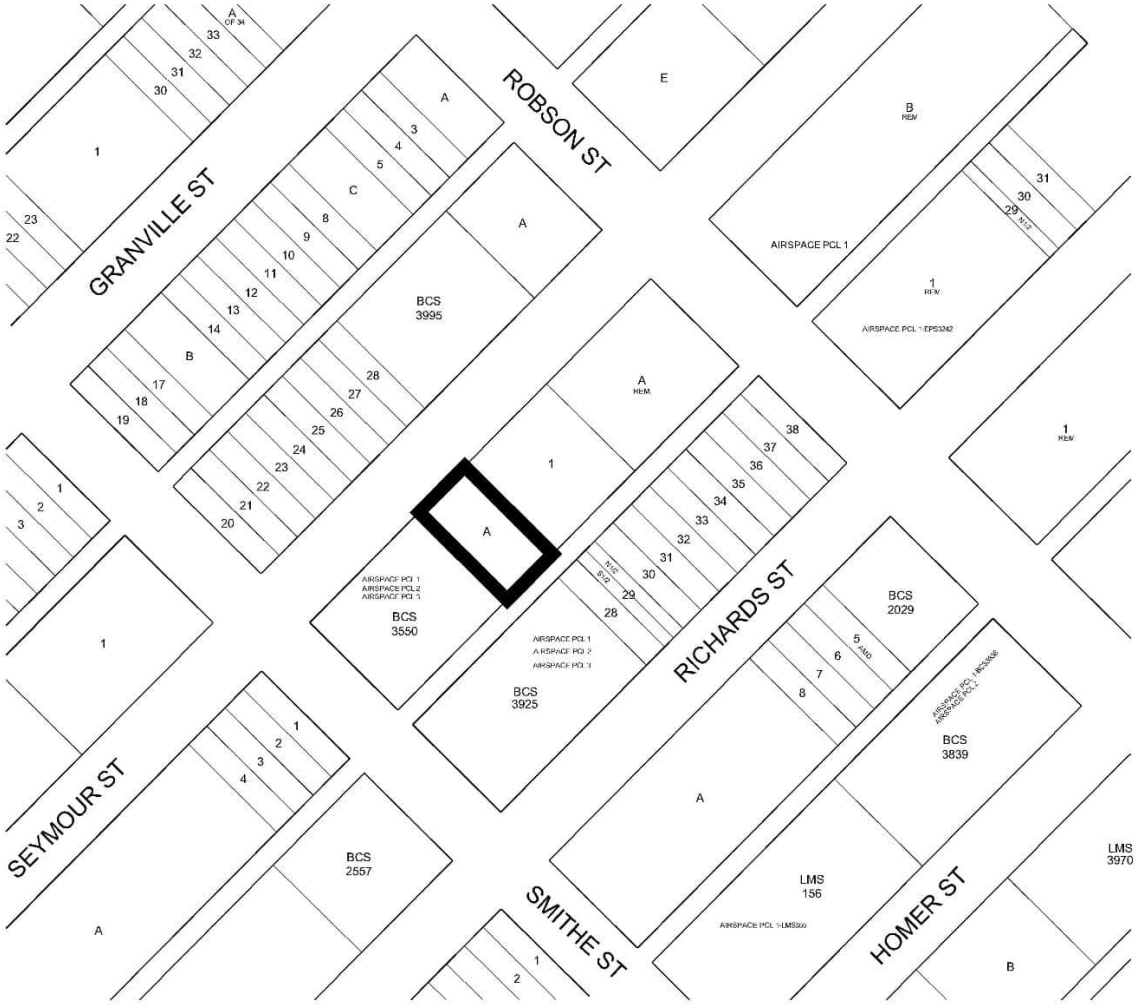
(b) no more than 50% of the excluded balcony and enclosed balcony floor area may be enclosed.

Building Height

6.1. Building height must not exceed 49.8 m.

6.2. Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Schedule A



The properties outlined in black (▬) are rezoned:
From **DD** to **CD-1**

RZ- 852-872 Seymour Street	map: 1 of 1 scale: NTS	↑

City of Vancouver

* * * * *

APPENDIX B
852-872 SEYMOUR STREET
CONDITIONS OF APPROVAL

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Arno Matis Architecture + Urbanism Inc., received December 18, 2025.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

1.1 Design development to meet the minimum standards related to privacy and overlook, as well as access to daylight and ventilation, to the adjacent residential and hotel towers at 565 Smithe Street and 848 Seymour Street respectively, as follows:

(a) Provide a minimum 18.3 m (60 ft.) tower separation above level 9 to the adjacent residential tower;

Note to Applicant: Refer to Section 1.5 of the *City-wide Design and Development Guidelines*. Explore design strategies to provide appropriate level of light, privacy and liveability for those affected dwelling units. The proposed massing should mitigate overlooking conditions and maintain appropriate access to the daylight and sky views from within dwelling units. Minor encroachments, such as bay windows, into the separation may be considered.

(b) Provide sufficient building separation from level 5 to 9 toward the southern property line to maintain the appropriate access to the daylight for adjacent dwelling units;

Note to Applicant: Refer to Sections 1.4 and 1.5 of the *City-wide Design and Development Guideline*s *(CDDG)* and explore additional building separation and design strategies to provide appropriate light, privacy, and liveability for the affected dwelling units. While the *CDDG* typically contemplates a podium height of up to approximately 21.3 m (70 ft.), the proposed levels 5 to 9 reflect the existing residential development and its established podium datum. The design should therefore maintain an appropriate relationship with the existing context while providing adequate separation, with a minimum separation of 3.7 m (12 ft.) strongly encouraged.

(c) Provide appropriate access to daylight and ventilation at the proposed lightwell to the adjacent hotel rooms; and

Note to Applicant: Refer Section 4.1 of the *City-wide Design and Development Guidelines* and the *Guidelines for New Development Adjacent to Hotels and Rooming Houses (With Windows or Lightwells Near Interior Property Lines)*. At development permit, provide design strategies to provide appropriate light and ventilation for the affected hotel units. The size and width of the lightwell should be coordinated with the locations of the adjacent hotel room windows.

(d) Provide sufficient tower separation across the lane to accommodate future development opportunities on the adjacent property to the east.

Note to Applicant: Refer to Section 1.5 of the *City-wide Design and Development Guidelines* and allocate sufficient tower separation to respond appropriately to both existing and potential future development opportunities.

Note to Applicant: Given the limited width of the site, achieving the intended minimum tower separation of 18.3 m (60 ft.) to protect privacy and liveability may be particularly challenging. Further design development should therefore explore alternative massing, building separation, and architectural strategies to achieve the greatest feasible separation and effectively mitigate potential privacy, daylight, and liveability impacts on neighbouring properties.

1.2 Design development to improve the overall architectural expression and articulation of the tower to achieve a cohesive, high-quality architectural design and strengthen its relationship with the retained heritage façade, as follows;

(a) Improve the architectural expression of the tower to complement and be compatible with the retained heritage façade, while establishing a clear and cohesive architectural relationship between the heritage component and the new proposed tower; and

(b) Improve the proposed façade design by introducing high-quality and durable exterior materials, enhanced texture and visual variety, and/or appropriate massing breaks. The façade should provide greater depth, scale, rhythm, and architectural interest while maintaining a cohesive overall design expression.

Landscape

1.3 Design development to enhance the sidewalk experience for pedestrians at the ground level along Seymour Street. This may be achieved by:

(a) Integrating high quality materials for the CRU frontage such as special paving and planters; and

(b) Heritage façade courtyard space should be designed as a feature that is visible for pedestrians from the sidewalk.

Note to Applicant: Consider viability of planting in heritage courtyard and whether alternatives such as art installation may be more successful.

1.4 Demonstrate that the vertical planting strategy, heritage courtyard and podium courtyard planting strategy between the rezoning booklet and landscape plans has been coordinated and is viable.

Note to Applicant: Renderings of vertical planting and courtyard planting in rezoning booklet appear overly optimistic given the growing conditions, including access to sunlight.

Sustainability

1.5 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended November 27, 2024) located here https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf.

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements.*

Engineering

1.6 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

1.7 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation

1.8 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx

1.9 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.

1.10 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.11 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the *Garbage and Recycling Storage Amenity Design Supplement*.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade should enable access and pick up from a location without reliance of the lane. for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

1.12 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

(i) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”; and

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes.
Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of

root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.cafor inspection after tree planting completion",

(b) Existing locations of:

(i) Street furniture;

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

“All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”;

(ii) Poles and guy wires;

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

(i) Cast-in-Place concrete treatments on lane west of Richards Street;

Note to Applicant: surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard are to be in standard concrete only.

(d) All proposed streetscape materials on City property to be City standard materials; and

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

(e) Streetscape designed in compliance with City Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City design guidelines and construction standards.

1.13 Provision of vehicle spaces, per Parking By-law Section 4 and the Design Supplement, including:

(a) Minimum 2.7 m width for spaces between two walls; and

(b) For spaces with overhead projections:

(i) Minimum 1.2 m (4 ft.) vertical clearance at the projections into vehicle spaces, and maximum 1.2 m (4 ft.) projection into the space from the front wall. The corner of such projections is to be chamfered at 45 degrees; and

(ii) "CAUTION - LOW CLEARANCE" markings on the vertical face.

Note to Applicant: Overhead projections into accessible spaces are not permitted.

1.14 Provision of the following general revisions to architectural plans, including:

(a) Dimension of columns and column encroachments into parking spaces;

(b) Identification of columns in the parking layouts;

(c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and

(d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.15 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

(a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.16 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

1.17 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF; and

(b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

1.18 Show all City supplied building grades and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Make arrangements (legal agreements) under the provisions of the Encroachment By-law to validate the existing and revitalized heritage façade that encroach onto City property.

Note to Applicant: An application to the City Surveyor is required. The applicant will also

be responsible for the preparation of survey plans and all Land Title Office registration fees.

2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect.

(a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie and Associates Ltd. dated December 8, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Seymour Street. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 852-872 Seymour Street does not require any sewer upgrades.

Development to be serviced to the existing 250 mm SAN and 375 mm STM sewers in the Seymour Street.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building Bylaw change effective January 1st, 2026. The onsite rainwater release rate requirement has been updated to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

(c) Provision of street improvements with appropriate transitions, along Seymour Street adjacent to the site, including:

(i) Minimum 1.2 m wide hardscape front boulevard;

(ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;

(d) Provision of street improvements with appropriate transitions, along lane west of Richards Street adjacent to the site, including:

(i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards.

(e) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations;

(f) Provision of new or replacement duct banks that meets current City standard;

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(g) Provision of street trees where space permits; and

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

(h) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

Non-stratification Covenant

2.3 Enter into a Section 219 Covenant to prohibit both the separate sale and the strata subdivision of the property.

Commercial Linkage Contribution

2.4 Pay to the City a contribution of $775,219, which the applicant has offered to the City and to be allocated to support delivery of public benefits in and around the Downtown and Metro Core area. Payment is to be made prior to enactment of the CD-1 By-law in the form of a bank draft, certified cheque or wire transfer, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Environmental Contamination

2.5 The following conditions must be met prior to enactment of the rezoning:

(a) Submit a site disclosure statement to Environmental Services;

(b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Note to Applicant: The site contains a Schedule 2 use. The Site Disclosure Statement has been forwarded to the Ministry of Environment.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.
The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a

form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

"852-872 Seymour Street [CD-1 #] [By-law #] DD"

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule A [Activity Zone] by adding the following:

"[CD-1#] [By-law #] 852-872 Seymour Street"

* * * * *

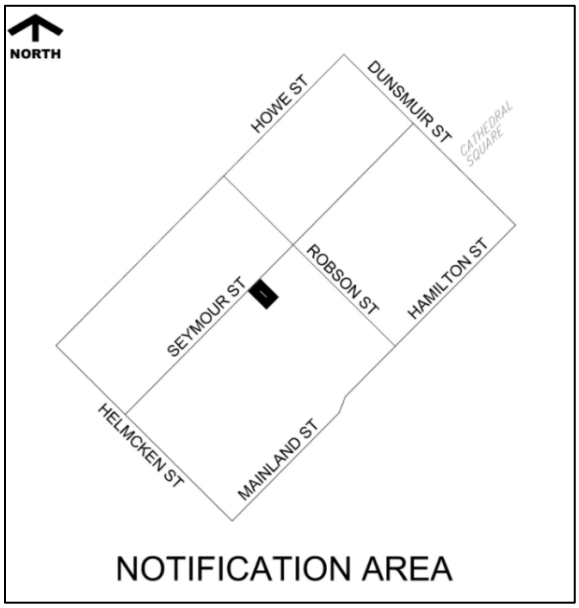
APPENDIX D
ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 1,115 page views were recorded. A total of 16 comments were received with nine comments in support of the additional hotel rooms, and inclusion of commercial space, and two comments expressing concerns on the potential impacts on neighbouring buildings, and construction related disruptions.

Event	Date(s)	Details
Webpage published	March 19, 2026	https://www.shapeyourcity.ca/852-872-seymour-st-2
Postcard mailed	April 10, 2026	10,793 notices mailed (approximate)
Site sign installed	March 27, 2026	n/a
Online comment form	March 2026 to August 2026	16 submissions • 9 responses support • 2 responses opposed • 5 responses mixed
Question and Answer (Q&A) period (2 weeks)	April 15, 2026 to April 28, 2026	2 submissions
Other input (phone calls, direct emails, etc.)	March 2026 to August 2026	1 submissions
Total webpage views	March 2026 to August 2026	1,115 page views
Total Submissions (Comments submitted + questions asked + other input methods)		19 submissions

Map of Notification Area



A summary of public input is provided below, organized by topic.

Areas of support:

- **Hotel use:** Respondents supported the proposal's hotel use, noting that additional hotel rooms are needed downtown and could help accommodate visitors, tourists, and event related travel.
- **Commercial space:** Commenters supported the inclusion of commercial space and noted that the hotel and active ground floor uses could contribute to street vibrancy and support local businesses.

Areas of concern:

- **Height:** Respondents were concerned that the proposed 15-storey building could reduce openness between neighbouring towers and adversely affect the adjacent approved hotel through impacts on light, outlook, and hotel operations.
- **Construction impacts:** Concerns were expressed about construction noise and disruption, noting potential impacts on nearby residents, tenants, and quality of life during the construction period.

Response to public input:

- Staff have reviewed and taken into consideration public feedback in review of the proposal.

* * * * *

APPENDIX E
PUBLIC BENEFITS SUMMARY

City-wide DCL[1]	$1,646,143
Utilities DCL[1]	$515,775
Community Amenity Contribution	$775,219
TOTAL	**$2,937,137**

[1] Based on rates in effect as of September 30, 2026 and the proposed 7,660.4 sq. m (82,456 sq. ft.) of commercial floor area.

DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for more details.

* * * * *

APPENDIX F
REZONING APPLICATION SUMMARY

Address	Parcel Identifier (PID)	Legal Description
852-872 Seymour Street	031-891-187	Lot A Block 64 District Lot 541 Group 1 New Westminster District Plan EPP126206

Applicant Information

Applicant	Arno Matis Architecture + Urbanism Inc.
Property Owner	Bene (Seymour) Development Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	DD	CD-1
Site Area	696.4 sq. m (7,496 sq. ft.)	696.4 sq. m (7,496 sq. ft.)
Land Use	Commercial	Commercial
Maximum Density	5.0 FSR	11.0 FSR
Floor Area	3,482.0 sq. m (37,480 sq. ft.)	7,660.4 sq. m (82,456 sq. ft.)
Maximum Height	91.4 m (300 ft.) Discretionary height up to 137.2 m (450 ft.)	49.8 m (163 ft.)
Parking and Bicycle Spaces	Per Parking By-law	Vehicle Parking 18 Bicycle Parking 22 Loading Spaces 5 Confirmed at development permit stage
Natural Assets	0 existing on-site by-law trees and 0 City trees	12 new on-site and City trees Confirmed at development permit stage

* * * * *